

DESIGN REVIEW BOARD

AGENDA

Friday, March 19, 2010

7:30 a.m.

City Hall, Mayor and Council Chambers
255 West Alameda
Tucson, Arizona

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order

Roll call of DRB members:

Page Repp (Chair)	Kacey Carleton (Vice Chair)
John Anderson	Eric Barrett
Bruce Dawson	Margaret Joplin
Henry Tom	

Approval of minutes from January 8, 2010

NEW CASE

DRB-10-01 MR. HEAD'S ART BAR PATIO EXPANSION/MICAH BLATT, 509 AND 513 NORTH 4TH AVENUE, C-3

The applicant's property is a 6,098 square foot site developed with a 4,736 square foot commercial structure. The applicant proposes a bar with a new outdoor seating area. The proposed use is a change of use and will require the entire site be brought into compliance with all Tucson *Land Use Code (LUC)* development criteria applicable to the new use. *LUC* Sections applicable to this project include, but are not limited to, the following: Section 2.5.5 which provides the design criteria applicable to development in the C-3 zone, Sections 3.3.4 and 3.3.7 which provide the motor vehicle and bicycle parking requirements, Section 3.4.4 and 3.4.5 which provides the off-street loading requirements, and Sections 3.7.2 and 3.7.3 which provide the landscape and screen requirements applicable to the project. The applicant is requesting the variances necessary to modify or delete landscaping and screening, loading and parking requirements for this project, as shown on the submitted plan.

The Applicant's Request

The applicant is requesting the following variances: (DRB review limited to item listed in bold.)

- 1) Delete the ten (10') foot wide street landscape border inclusive of a five (5') foot high screen wall adjacent to Fourth Avenue;**
- 2) Eliminate the one required 12' wide by 35' long loading space; and
- 3) Eliminate ninety (90) motor vehicle parking spaces and four (4) bicycle parking spaces, all as shown on the submitted plans.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROPOSAL TO MODIFY OR DELETE LANDSCAPE AND SCREEN REQUIREMENTS FOR COMPLIANCE WITH THE FINDINGS SET FORTH IN LAND USE CODE (LUC) SECTION 5.1.7.3.B.1.A-G (SEE ATTACHMENT A) AND RECOMMENDS TO THE BOARD OF ADJUSTMENT (APPROVAL) (DENIAL), FINDING THE APPLICANT'S VARIANCE REQUESTS (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THESE FINDINGS (SUBJECT TO THE FOLLOWING CONDITIONS).

**DRB-10-02 CARRIAGE HOUSE FAÇADE IMPROVEMENT PROJECT/THE LEWIS HOTEL, LLC, 118 SOUTH FIFTH AVENUE, OCR-2
[RND-10-03]**

The applicant's project is the Carriage House, a 9,300 square foot vacant structure located at 118 South Fifth Avenue within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 (Office Residential Commercial). The structure is eligible for the National Historic Register. The applicant proposes to convert the structure into eight (8) residential apartment units and one commercial unit. The proposed façade improvements include re-pointing the masonry, repainting windows and new window door systems on the east and north facades. Tucson Land Use Code (LUC) Sections applicable to the project include, but are not limited to, Chapter 23A, Section 23A-50(3) and Section 2.8.910 et seq. providing all applicable LUC regulations related to full review of projects within the RND zone. Section 23A-50(3) b "DRB Review" states that the DRB, in formulating its recommendation, shall evaluate the application based on the design criteria of Development Standard 9-10.

The Applicant's Request

The applicant is requesting review of the proposed façade modifications for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4 (see Attachment 'B').

**DRB-10-03 AN CONGRESS/TUCSON URBAN LAND, LLC, (256) 278 E. CONGRESS STREET, OCR-2
[RND-10-02]**

The applicant's project is the 200 block of East Congress Street within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 (Office Residential Commercial). The applicant proposes façade improvements that include an addition to the rear of building, a new roof deck and new stairs on the east end of the block. Proposed improvements include removing stucco to reveal underlying brick/or re-stuccoing structure if stucco removal is not feasible; replacing the

glazing system for each tenant space; and adding kitchen and restrooms to the rear of the structure. Improvements to the west end of the block primarily consist of cleaning the brick and replacing glass. Streetscape improvements include additional trees and a canopy. Tucson Land Use Code (LUC) Sections applicable to the project include, but are not limited to, Chapter 23A, Section 23A-50(3) and Section 2.8.910 et seq. providing all applicable LUC regulations related to full review of projects within the RND zone. Section 23A-50(3) b “DRB Review” states that the DRB, in formulating its recommendation, shall evaluate the application based on the design criteria of Development Standard 9-10.

The Applicant’s Request

The applicant is requesting review of the proposed façade improvements for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT’S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE DESIGN CRITERIA SET FORTH IN DEVELOPMENT STANDARD NO. 9-10.4 (see Attachment ‘B’).

RND PRE-APPS

The purpose of the pre-application portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB members and staff about the project and the RND process, prior to actual submittal of the application. Applicant’s are strongly encouraged, but not required, to submit materials for review prior to the meeting date.

Adjourn

If you have any questions concerning this DRB meeting, please contact Russlyn Wells at 837-4948.

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ATTACHMENT A

LUC Section 5.3.3.1 Findings for Approval states the Board of Adjustment (B/A) may approve a variance request subject to the findings listed in Sec. 5.1.7.3.B.

SECTION 5.1.7.3.B “BOARD OF ADJUSTMENT FINDINGS”

The Board of Adjustment can hear and decide a variance request from the regulations listed in the Land Use Code. The Board may grant a variance only if it finds the following:

- a. That, because there are special circumstances applicable to the property, strict enforcement of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.
- b. That such special circumstances were not self-imposed or created by the owner or one in possession of the property.
- c. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
- d. That, because of physical circumstances or conditions, such as irregular shape, narrowness or shallowness of the lot, or exceptional topographic condition of the specific property, the property cannot reasonably be developed in conformity with the provisions of the Chapter.
- e. That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- f. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood.
- g. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the LUC provisions which are in question.

ATTACHMENT B: LUC SECTION 2.8.10.5 RND DESIGN CRITERIA

2.8.10.5 Design Criteria. Development within the Rio Nuevo and Downtown (RND) Zone shall meet the design principles set forth in Sec. 2.8.10.1 by complying with the Design Criteria established in Development Standards 9.05.4

DEVELOPMENT STANDARDS 9-10.4.

- 4.1. Overall Site Design.
- 4.2. Building and Structures including pedestrian experience of buildings, massing, entry ways and facades, colors, materials and setbacks.
- 4.3. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- 4.4. Pedestrian Plazas and Open Space including plazas and pedestrian nodes view shed corridors, and linkages (physical and visual).
- 4.5. Streetscape including public art, seating and furnishings, and lighting and utilities.
- 4.6. Signage including Downtown Destination Signage Program
- 4.7. Resource Conservation.